



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£575,000

TENURE : FREEHOLD

Haldane Close, Muswell Hill N10 2PB

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

**3 BEDROOM TERRACED
HOUSE**

SET IN QUIET LOCATION

EXTENDED

**BATHROOM & SHOWER
ROOM**

OPEN PLAN

CHAIN FREE

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

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Website: <https://mantlestates.com/>



Located in the desirable area of Muswell Hill, this 3-bedroom, 2-bathroom terraced house offers a comfortable and practical living space. The property, situated at 29 Haldane Close, LONDON, N10 2PB, features an open-plan design that enhances the sense of space and light throughout the home. The house includes a spacious reception area, perfect for family gatherings or entertaining guests. The kitchen is well-appointed, providing ample space for meal preparation and storage.

The property boasts an extended layout, providing additional living space and flexibility in room usage. The presence of both a bathroom and a separate shower room adds convenience for families or shared living arrangements. This home is offered chain-free, making the purchasing process straightforward and efficient.

Set in a quiet location, the house provides a peaceful retreat while still being within easy reach of the vibrant amenities Muswell Hill has to offer. The area is well-served by public transport, providing easy access to central London and surrounding areas. Local schools, shops, and parks are all within a short distance, making this property an excellent choice for families or professionals seeking a balance of tranquility and convenience.

This property offers a practical and comfortable living space in a sought-after location, with the added benefit of being chain-free, making it an attractive option for prospective buyers.

LOUNGE AREA / DINING AREA / KITCHEN AREA:

LOUNGE AREA: 11' 09" x 18' 02" (3.58m x 5.54m)

Double-glazed window to front aspect, radiator x 2, under-stairs storage cupboard.

DINING AREA: 9' 05" x 8' 06" (2.87m x 2.59m)

Radiator x 2.

KITCHEN AREA: 9' 06" x 12' 03" (2.90m x 3.73m)

Double-glazed door to garden, window to side aspect, wall and floor-standing kitchen units, electric hob, electric oven, extractor, stainless steel sink drainer with mixer tap, plumbed washing machine.

SHOWER / UTILITY ROOM: 9' 01" x 8' 09" (2.77m x 2.67m)

Double-glazed window to rear aspect, gas central heating boiler. SEPRATE SHOWER / WC: Double-glazed window to rear aspect, walk-in shower, low-level flush water closet with attached wash hand basin, extractor.

LANDING: 6' 10" x 8' 03" (2.08m x 2.51m)

Carpet, loft hatch.

BATHROOM: 5' 07" x 8' 01" (1.70m x 2.46m)

Double-glazed window to rear aspect x 2, panel bath with mixer tap and shower mixer, wash hand basin mixer tap in vanity unit, low-level flush water closet, part tiled walls, extractor.

REAR BEDROOM: 9' 00" x 13' 06" (2.74m x 4.11m)

Double-glazed window to rear aspect, radiator, laminated flooring.

FRONT BEDROOM: 11' 10" x 9' 02" (3.61m x 2.79m)

Double-glazed window to front aspect, radiator, laminated flooring. STORAGE CUPBOARD: 4'00" x 2'01"

FRONT BEDROOM: 8' 01" x 8' 09" (2.46m x 2.67m)

Double-glazed window to front aspect, radiator, laminated flooring, storage cupboard.

GARDEN: 50' 00" x 20' 00" (15.24m x 6.10m)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		86
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: LONDON, N10

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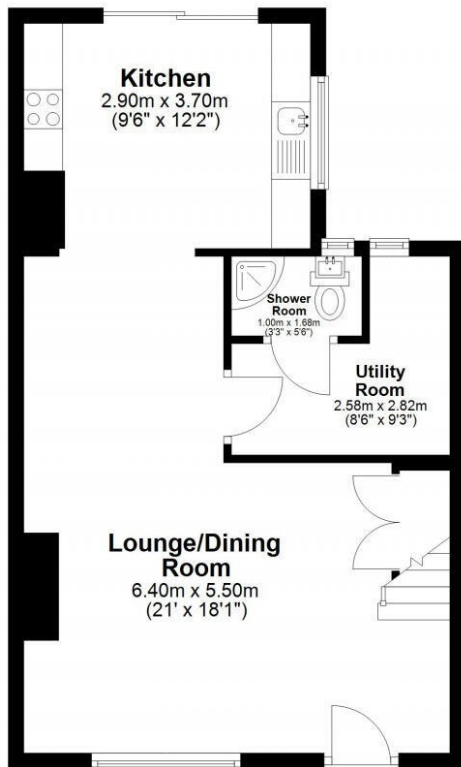
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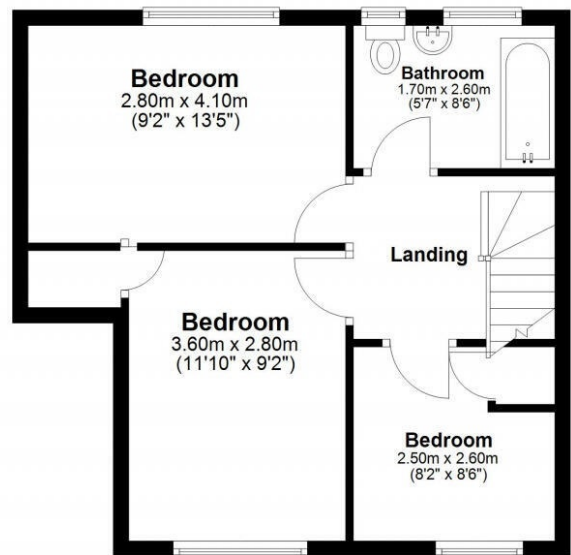
Ground Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.4 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

Haldane Close

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